



Staff Report

TO: City Council
FROM: Christina Taylor, Deputy City Manager
DATE: June 20, 2023
SUBJECT: Discussion and Direction on Short Term Rentals

Description Discussion and direction to staff on development of a short-term rental ordinance.

Background and Analysis:

Short-term rentals are generally defined as a residential unit rented all or in-part for transient occupancy, a period typically less than 30-days. The City of Beaumont does not have a short-term rental ordinance regulating this type of use.

Attached for review and discussion is a draft ordinance addressing short-term rentals. The discussion draft covers the following:

- Purpose, Applicability and Definitions
- Permitting and Applications
- Occupancy Standards and Operations
- Enforcement, Suspension and Revocation
- Hosting Platform Requirements

The permitting and application process provides detailed application information requirements. It covers types of units allowed as short-term rentals, owner occupancy requirements and Transient Occupancy Tax (TOT). The application process also includes a public notification process, public appeal process and permit renewals.

The occupancy standards section regulates limits on number of short-term rental units per parcel, number of occupants per unit and parking standards. Operation conditions addressed include record keeping, registration requirements, advertising, call/complaint response and other operational considerations such as noise, trash, and animals.

Enforcement of these proposed regulations would be handled through a variety of measures ranging from staff contact, suspension or revocation of permits or tax collection activities depending on the infraction. The ordinance would include an appeal

process, consistent with already established appeals processes in the Beaumont Municipal Code.

Hosting platforms will be required to collect and remit the Transient Occupancy Tax. If an ordinance is brought forth, the definitions section of the municipal code regulating the Transient Occupancy Tax would also need to be amended to include updated definitions (Attachment B).

In order to collect the Transient Occupancy Tax for short-term rentals, a measure would have to be put on the ballot by the City and approved by voters within the City.

Fiscal Impact:

The cost to prepare this staff report is approximately \$1,000.

Recommended Action:

Discuss and provide direction to staff.

Attachments:

- A. Discussion Draft Short-term Rental Ordinance
- B. Proposed Beaumont Municipal Code 3.28.020 Amendment